

COUNTRYSIDE

ESTATES



152 Seamore Avenue, Benfleet, SS7 4LA

£335,000 Freehold

NO ONWARD CHAIN. Two bedroom semi - detached chalet with good sized accommodation which includes two reception rooms, utility room, and two double bedrooms.

Requiring some updating but having been priced realistically for immediate sale, located within easy reach of schools, shops and bus services.

152 Seamore Avenue, Benfleet, SS7 4LA

Entrance Hall 10'10 x 6'4 (3.30m x 1.93m)



UPVC door with leaded and stained glass inset and matching side panel leading to spacious hall, window to flank, radiator, decorative coved and artex ceiling, dado rail, stairs to first floor, central heating stat.

Lounge 14'10 x 11'10 (4.52m x 3.61m)



Leaded bay window to front, radiator, feature fireplace with gas coal fire, wall light points, dado rail, decorative coved and artex ceiling, ceiling rose.

Kitchen 13 x 8 (3.96m x 2.44m)



Fitted with base and wall cupboards, integrated dishwasher,

ceramic hob, extractor hood and electric oven, inset sink, fitted worktops, tiled splashbacks, cupboard with lagged cylinder, adjacent storage cupboard with gas and electric meters, coved and skimmed ceiling, open access to sitting/dining room.



Utility room 6'5 x 4'6 (1.96m x 1.37m)

Fitted worktop with space and plumbing under for washing machine, cupboard housing Worcester gas boiler.

Sitting/Dining Room 14 x 10'6 (4.27m x 3.20m)



Two windows and French doors to rear, radiator with ornamental cover, two wall light points, dado rail, window to flank, coved and artex ceiling.

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Landing



Loft access, dado rail, decorative coved and artex ceiling.

Bedroom One 15 x 10'5 (4.57m x 3.18m)



Window to front, radiator, eaves cupboard and fitted wardrobe cupboards, artex ceiling.

Bedroom Two 15 x 7'10 (4.57m x 2.39m)



Window to rear, radiator, artex ceiling.

Bathroom



Window to flank, fully tiled walls, panelled bath with electric shower over, pedestal wash hand basin, close coupled wc, radiator.

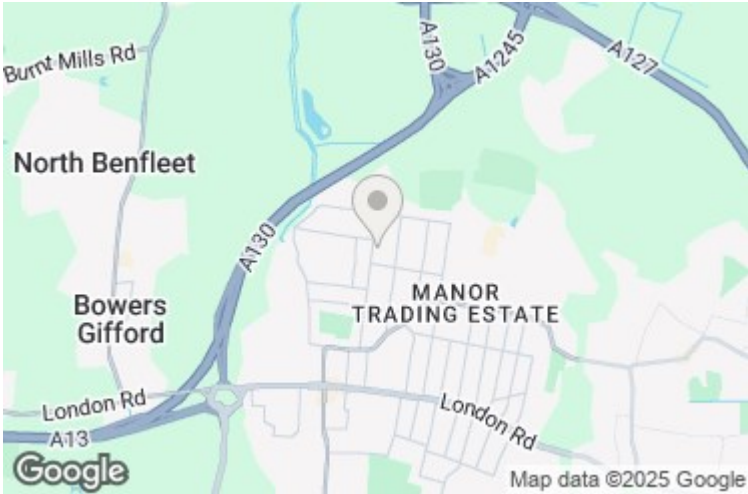
Rear Garden 40ft approx (12.19mft approx)



Lawned area, fenced to boundaries, flower borders.



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Detached Garage

Up and over door (in need of repair) , side entrance door, own driveway.

Front Garden



Lawned area.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
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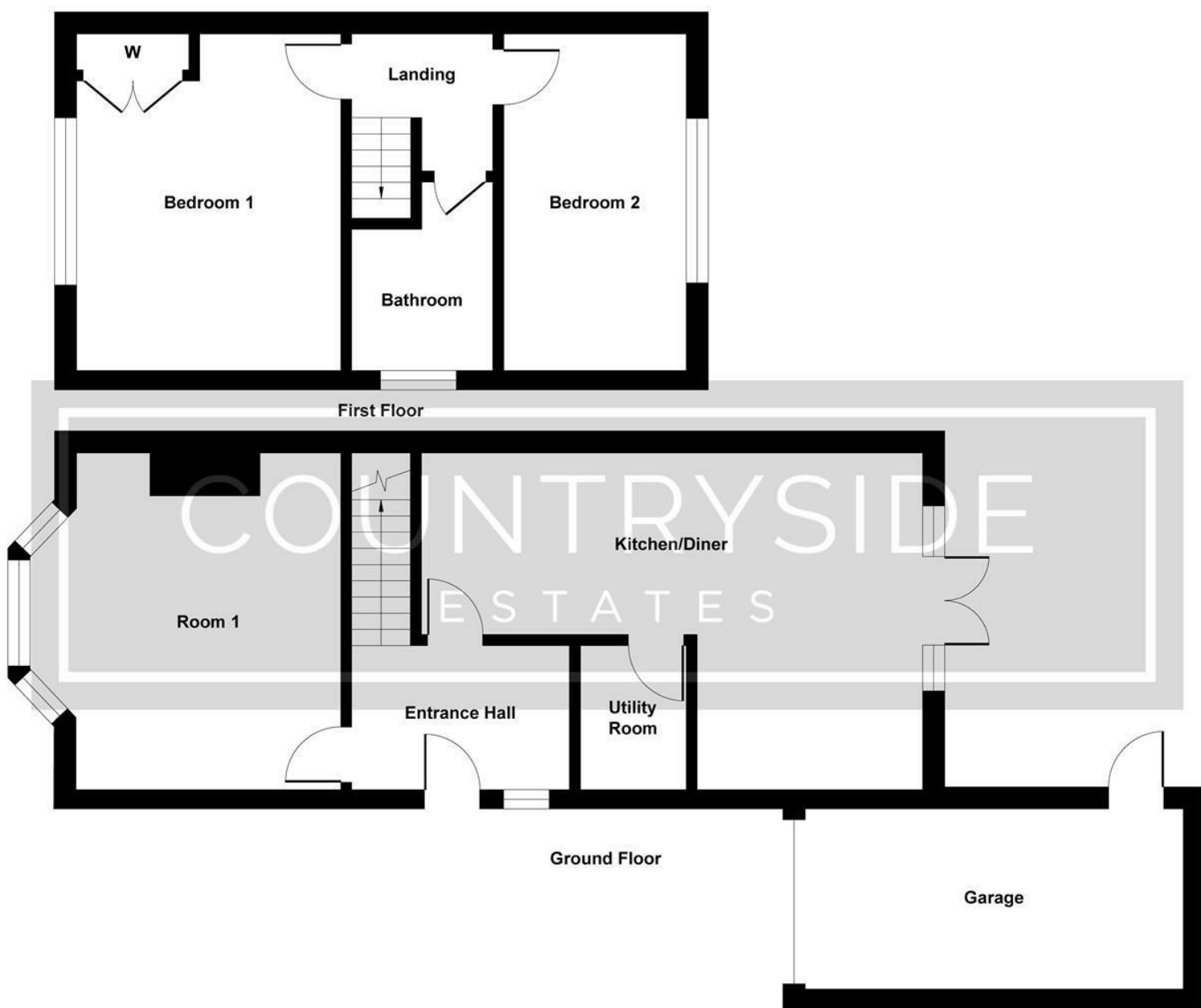


Illustration for identification purposes only, measurements are approximate, not to scale
Produced by Elements Property

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